

Montana Department of Transportation
Right-of-Way Bureau
PO Box 201001
Helena, MT 59620-1001

ROWForms\Pin520

Revised 11/06/09

State of Montana Department of Transportation

Right-of-Way Bureau
2701 Prospect Avenue
PO Box 201001
Helena, MT 59620-1001

RW ID.: NH 53-1(41)6 Parcel No.: 4 County: Yellowstone
Designation: MT 3-Zimmerman Tr Intrust Imprv
Project No.: 8888-041-000

Bargain and Sale Deed

This Deed, made this _____ day of _____, 20____, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration now paid, the receipt of which is acknowledged, **witnesses that,**

City of Billings
P.O. Box 1178
Billings, MT 59103-1178

does hereby **grant, bargain, sell and convey** to the **Montana Department of Transportation** the following-described real property:

Parcel No. 4 on Montana Department of Transportation Project NH 53-1(41)6, as shown on the Right-of-Way plan for said project recorded in the office of the County Clerk and Recorder of Yellowstone County, Montana. Said parcel is also described as a tract of land within the Dedicated Park, Block 1, of Plat of Zimmerman Trail Subdivision, in the City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County, under Document #1507729, as shown by the shaded area on the plat, consisting of 1 sheet, attached hereto and made a part hereof, containing an area of 0.014 acre, more or less.

ALSO, the Grantor hereby conveys to the Montana Department of Transportation all rights of ingress and egress over and across the limited access control line shown on said attached plat.

Grantor reserves the right of reasonable access to and from the adjacent property of the Grantor. It is expressly intended and agreed that these covenants, burdens, and restrictions shall run with the land and shall forever bind the Grantor, its successors and assigns.

ROW:8888000:P4

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RWI ID.: NH 53-1(41)6
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Parcel No.: 4

Excepting and reserving to Grantor(s), however, all gas, oil and minerals beneath the surface of the above-described and conveyed premises, together with the right to extract the same, provided that in the exercise of such right, the surface thereof shall not be disturbed, interfered with or damaged. This exception and reservation does not include sand, gravel and other road building materials, which are conveyed by this Deed.

Further excepting and reserving unto the Grantor(s), its successors and assigns, all water, water rights, ditches, canals, irrigation systems, existing or as relocated, if any, including but not limited to, water stock or shares, bonds, certificates, contracts and any and all other indicia of water, water right and ditch ownership, or any interest therein appurtenant to the land described therein, save and except groundwater for the use, benefit and purposes of the Grantee(s).

To have and to hold the above-described and conveyed premises, with all the reversions, remainders, tenements, hereditaments and appurtenances thereto, unto the Montana Department of Transportation, and to its successors and assigns forever.

This Deed was executed on the date of its last acknowledgment.

(Signature) _____ as _____ of _____
(Type of Authority) (Name of Entity)

State of _____)
County of _____)

This instrument was acknowledged before me on _____ (date)
by _____ (name of person(s))

as _____ (type of authority, e.g., president, trustee, member, partner, etc.)
of _____ (name of entity on behalf of whom instrument was executed)

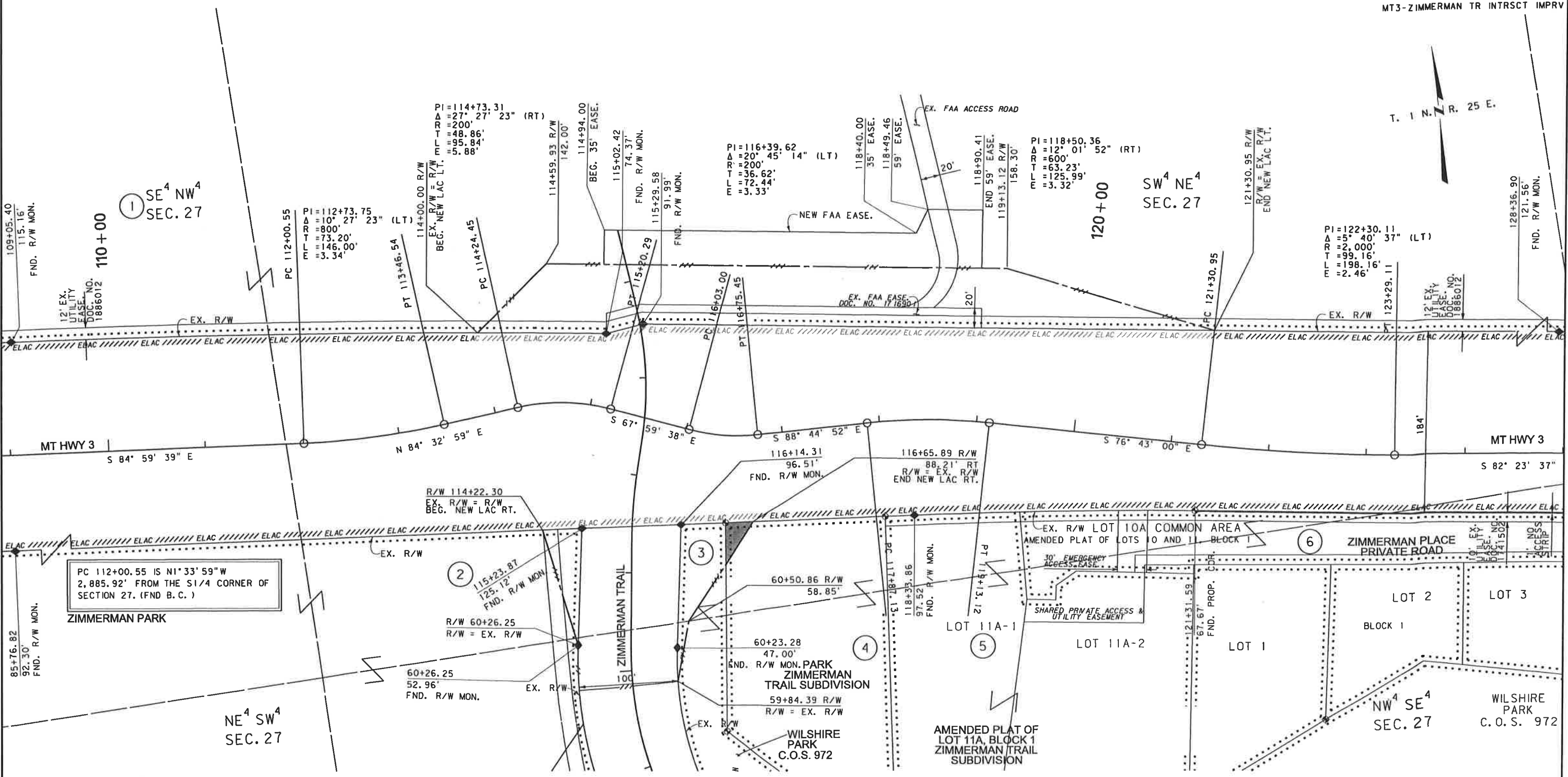
Notary Signature Line

Notary Printed Name
(Seal)
Notary Public for State of _____
Residing at _____
My Commission Expires: _____ / _____ / 20__

Recording Information

STATE	RIGHT OF WAY	SHEET NO.	TOTAL SHEETS
MONTANA			
R/W ID.	NH 53-1 (41) 16		
PROJECT NO.	8888-041-000		

MT3-ZIMMERMAN TR INTRSC'T IMPRV



PC 112+00.55 IS N1°33'59"W
2,885.92' FROM THE S1/4 CORNER OF
SECTION 27. (FND B.C.)

FOR EXISTING R/W RETRACEMENT, SEE
CERTIFICATE OF SURVEY NO. 3619

GRID STATE PLANE COORDINATES
THIS IS A STATE PLANE COORDINATE PROJECT. ALL
DIMENSIONS, DISTANCES AND AREAS ON THIS PROJECT
ARE GRID, EXCEPT FOR THE EXISTING R/W WIDTH
DIMENSION, WHICH IS RECORD.
THE COMBINATION SCALE FACTOR IS 0.999446197

- NOTES:
1. THE PROPOSED R/W LINE WHERE A SPIRAL CURVE TRANSITION IS USED IS A CHORD RATHER THAN A CONCENTRIC CURVE.
 2. ALL STATIONS AND OFFSETS FOR R/W BREAKS ARE IN REFERENCE TO THE R/W BASELINE.

LEGEND	
OWNERSHIP BOUNDARY	-----
RIGHT OF WAY LINE	=====
R. R. R/W LINE	-----
CENTERLINE	-----
FULL ACCESS CONTROL	=====
LIMITED ACCESS CONTROL	-----
TRACT CONVEYED	████████
DATE PREPARED	11-28-17
DATE REVISED	

MONTANA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY EXHIBIT
YELLOWSTONE COUNTY
SCALE 1"=100'
0 50' 100' 200' 300'

THIS PLAT IS PREPARED FROM THE MONTANA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLANS AND IS RECORDED IN THE OFFICE OF THE COUNTY CLERK AND RECORDER. OFFICIAL PLANS AND EXHIBITS CAN BE FOUND AT THE DEPARTMENT OF TRANSPORTATION, HELENA, MONTANA.

3	MDT MONTANA DEPARTMENT OF TRANSPORTATION	C:\DGN\p4_8888000\roexhz01.dgn
2		11/29/2017
1		9:47:39 AM CPS-U0034

PARCEL 4 ; SHEET 1 OF 1